



ADDENDUM NUMBER 2

REQUEST FOR QUALIFIED CONTRACTOR #20-044 ("RFQC") CITY SPRINGS HOTEL DEVELOPER

**RESPONSES DUE:
FEBRUARY 20, 2020 NO LATER THAN 2:00 P.M., EST**

COMPLETE THIS ADDENDUM, SIGN and SUBMIT with the RFQC

To All Prospective Offerors:

The deadline for questions has passed. In reference to the RFQC listed above, the following answers to questions, additions, deletions and changes are hereby incorporated into the RFQC:

1. A Dry Cleaner is located on the site – who is will be responsible for the environmental risks related to cleanup if necessary?

An environmental assessment would be completed as part of any sale of site, and any results considered in negotiation of sale.

2. Trees located along Mt Vernon – are they to stay as planted or can they be removed or relocated?

Any tree removal on site must comply with City's tree ordinance, which requires documentation showing the location, species, and approximate size of all existing trees to be removed. Other information on City's tree ordinance can be found on our website at <http://www.sandyspringsga.gov/business/building-and-construction/construction-utility-permits/tree-removal-permits>

3. During the meeting we understood there was a height limitation on the site of 3 stories. The comment was that this could be adjusted to 6 stories. Most prototype hotel plans are 7-8 stories for urban areas. What is the City's flexibility to allow up to 8 stories?

City staff are currently drafting a proposal to increase building heights on selected parcels within the City Springs district. City Council will likely consider this issue later in 2020. The City is open to proposals which would be of similar height and character to other buildings in the City Springs district (currently 5 and 6 stories as measured from street level). If a taller building is needed, the developer should include justification as to why.

4. If the developer picks the site without the existing parking, would the 100 spaces noted in the meeting still be added to the design?

No replacement of existing parking spaces would be required if Site 2 is the proposed location. However all proposals should consider that the City has a desire to add public or shared parking within the district where possible.

5. What are the city's intentions on how the property is to be transferred to the developer?

As stated in the RFQC, the City is open to Proposals that consider all types of public-private partnership opportunities and financing alternatives. The Developer should propose a structure.

I hereby acknowledge receipt of Addendum Number 2 for Request for Qualified Contractor #20-044 City Springs Hotel Developer. I have incorporated the necessary changes into my response for the abovementioned Request for Qualified Contractor.

COMPANY NAME _____

CONTACT PERSON: _____

ADDRESS: _____ CITY: _____

STATE: _____ ZIP: _____

PHONE: _____ EMAIL ADDRESS _____

SIGNATURE: _____ DATE: _____